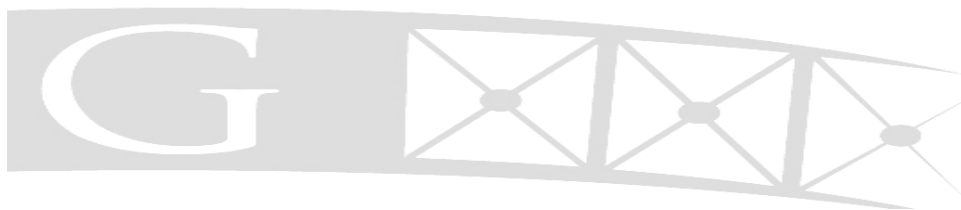




*city of gahanna*

*department of planning and development  
2007 annual report*





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# G *from the director*



**A**s Money magazine recently discovered, Gahanna is a community rich in entrepreneurial spirit, civic pride and sense of community. While our inclusion in the magazine's 2007 listing of ***Best Places to Live*** is not surprising to us, the recognition is a welcomed acknowledgement of our commitment to making Gahanna truly a place to live, work and play. The accolade also represents a new opportunity for people to be introduced to our community and for those already familiar with Gahanna to reacquaint themselves with a City that has matured from a bedroom community to an economic and cultural trendsetter.

We expect more accolades to follow as our signature projects— **Creekside Gahanna** and **Central Park of Gahanna** — are fully realized.

Already, **Creekside** in its soft opening has become the “new heart for Gahanna”. A decade in the making, Creekside creates a central downtown district along the picturesque banks of the Big Walnut Creek. In the footprint of a never matured downtown now stands a thriving entertainment, residential and business hub offering year-round alfresco dining, luxury condominiums and premiere office space. This waterfront development will also provide the annual summer Blues and Jazz Festival with a brand new look and sound. In addition to three days of free music, festival goers can enjoy fine dining, shopping and expanded parking options.

**Central Park of Gahanna** is at the frontier of Ohio's office, commerce and technology parks. Demonstrating our commitment to environmental responsibility, Central Park is located on the former Bedford Landfill which sat semi-closed for 25 years. Completely remediated, the 200+ acre campus will offer five areas of build-to-suit corporate campuses, office condominiums and retail. The Central Park Golf Academy, complete with a driving range, indoor training facility and 9-hole golf course, will be located in the center of the development.

While Creekside and Central Park may be our most visible accomplishments of 2007, our successes are far reaching. Each Annual Report provides the Department of Planning and Development the opportunity to highlight all of the department's major achievements particularly those that are at times eclipsed by large new developments. These smaller-scale successes provide the necessary foundation and experience for more innovative projects such as Creekside and Central Park to first be imagined and then fulfilled.

I am pleased that our department has delivered upon the Mayor's mandate of making 2007 a Year of Implementations. We stand poised and ready for the next challenge.

Sincerely

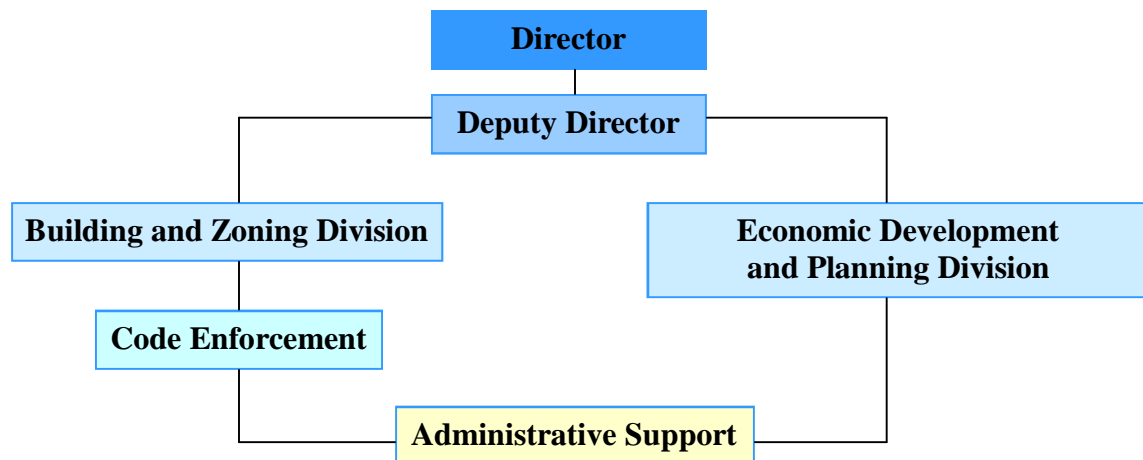
Sadicka White  
Director, Department of Planning and Development

# *department of planning and development*

## ***Departmental Mission:***

To reaffirm and strengthen the quality of life by enhancing how Gahanna lives, works and plays as a model community that values its rich heritage and pursues high standards supported by its economic development.

## ***Departmental Organization:***



## ***Departmental Division Responsibilities:***

### **Building and Zoning Division:**

The Building and Zoning divisions were combined beginning in 2006. Building Regulation issues permits, reviews plans, inspects construction and enforces building regulations. It consists of the Chief Building Official and Plans Examiner, Building and Heating Inspector, and contract electrical and building inspectors and plans examiners.

Zoning was created to promote and protect the public health, safety, and general welfare of the Gahanna Community by enforcing the zoning regulations. The Division works to create code and enforcement solutions to planning, zoning, and development challenges. It is also responsible for approving temporary signs, banners, and fence permits, as well as reviewing all building and development plans. The Zoning Division is the liaison between developers and Planning Commission.

### **Economic Development and Planning Division:**

Economic Development and Planning works closely with the Building and Zoning Division to manage growth and offer support for community planning and the Planning Commission to evaluate and act on plans, maps and applications for changes to the physical characteristics of Gahanna and advise on issues concerning the preparation of plans and maps for the future physical development. In cases dealing with zoning changes, amendments or alterations, Planning Commission acts in an advisory role by submitting recommendations to City Council on the proper course of action.

## *Creekside Gahanna Business Openings*



**C**reekside Gahanna, an ambitious mixed-used development along the Big Walnut Creek, welcomed the opening of six retail and restaurant businesses as it nears completion. When completed Creekside will encompass 250,000 sq ft including 50,000 sq ft of office space, 50,000 sq ft of new restaurants and retail shops, 71 condominiums, 389 public parking spaces and a new public park and plaza.

Businesses that opened in 2007 include:

- Creekside Conference and Event Center
- Seekers Coffee House and Café
- Koulian Jewelers
- Buck Mulligans Irish Pub
- The Shoppes of Portobello Row
- Cold Stone Creamery
- Mezzo Italian Kitchen and Wine

Tenants scheduled to open in early 2008 include:

- K-Petroleum, Inc.
- C-Suites Executive Office Space
- Bread Basket Family Bakery
- Golden Nails & Salon
- Bird Houk Collaborative

Additional tenants will be announced by developer The Stonehenge Company as leases are signed. Other notable achievements in the historic Olde Gahanna district related to the Creekside development include:

- Expansion of Creekside Park
- Sewer and street improvements
- New pedestrian corridor on Mill Street

### ***Bedford Landfill I Remediation Completion***



On August 18, 2007, the City of Gahanna and the Central Ohio Community Improvement Corporation (COCIC) announced that remediation efforts at the Bedford I Landfill had concluded ending a year 2 year project to clean up and cap the landfill, requiring more than \$6 million in investment. This is a significant milestone, as the City has been trying to address environmental issues involving the landfill for more than 15 years.

Local, State and Federal dollars were used to finance the project, with the Ohio Department of Development's Clean Ohio Remediation Fund (CORF) contributing \$3 million. Remaining sources of funding included grants and loans from the City of Gahanna, Franklin County and the US EPA 629 Funds.

**Did you know?** The COCIC was established in 2005 as a statutory quasi-public non-profit organization to foster economic development in and around distressed properties through remediation and redevelopment efforts. Today, the COCIC owns the former Bedford I Landfill and will oversee development efforts to redevelop adjacent properties. Director Sadicka White is one of the founding COCIC Trustees appointed by Franklin County Treasurer, Ed Leonard.

### ***Central Park of Gahanna***

In addition to capping the landfill, the City and COCIC will develop the site into *Central Park of Gahanna* hosting 1.2 million square feet of office buildings, *Central Park Golf Academy*, an open air meeting pavilion, walking trails, conference center and a compliment of retail.

*Central Park of Gahanna* has five areas of opportunity for build-to-suits, corporate campuses, office condominiums and retail. The Tartan Golf Management Group will lease 65 acres of the landfill to build a new 27-acre nine-hole course, complete with driving range, training facility, short nine-hole course and 2,500 square foot club house. When complete, the Tartan Golf Academy at Central Park will be a unique facility in Central Ohio, with a panoramic view of the downtown Columbus skyline. The new facility is expected to open in the summer of 2008.





# *economic development and planning*

## **Accomplishments**

### **Total Public Parking Post-Creekside (off-street)**



### **Parking Study Completion:**

**T**he Economic Development and Planning Division conducted a study of parking availability in Olde Gahanna to determine the parking supply and demand as it exists today and the impact of the completion of Creekside. The need to conduct the study resulted from concerns that the anticipated parking demand may exceed parking supply. The study concludes with five

specific recommendations for adoption and implementation targeting neighborhood walkability, management of public and private parking spaces, implementing greater parking controls, providing for non-vehicular traffic and the construction of additional parking structures.

### **Business Survey Online:**

**W**hile attraction of new businesses is a highly visible aspect of most economic development programs, studies have shown that the businesses that already exist in a community account for an average of 78% of new jobs created. Recognizing the importance of these firms, Gahanna is conducting a business retention and expansion (BR&E) survey to assist these companies in achieving their growth objectives and to improve the overall business environment in our community. Local businesses will complete the survey in early 2008 in response to their successes of 2007.

### **Port Columbus Growth Partnership Compact:**

**T**he Cities of Columbus, Gahanna and Whitehall partnered together to position the entire area around Port Columbus as a key job center for our region. Together, we will create a new economic development corridor called the Port Columbus Area Development District. This District will include multi-jurisdictional planning, shared infrastructure investment, joint marketing and multi-jurisdictional business incentives - all aimed at getting companies to locate, expand and grow near the airport.

### **Part 150 Noise Compatibility Study:**

**T**he Columbus Regional Airport Authority is updating the Part 150 Noise Compatibility Study at the same time the FAA is preparing an Environmental Impact Statement (EIS) for the proposed expansion of Port Columbus International Airport. This expansion includes the construction of a replacement for the airport's south runway, a new passenger terminal and other support facilities. The EIS analyzes and discloses all environmental impacts caused by the proposed projects including noise impacts. Due to the immediate proximity between the airport and Gahanna, we have been the official representative and actively involved in attending the meetings and providing feedback to reduce any impact to the community.



# *economic development and planning*

## ***Accomplishments continued***

### **Gahanna Green Resource Guide (GGRG) :**

#### ***A New and Holistic Approach toward Economic Development in the City of Gahanna***

**T**he GGRG is designed to be an informative and educational resource guide that encourages City Leadership and the greater community to explore the benefits of green development and how these Best Practices can become the new standard in the City. The Resource Guide includes contributions from Gahanna-Lincoln School students. While the GGRG is being finalized several of recommendations from the Resource Guide have already been adopted, including the City signing the Central Ohio Green Pact.

## ***New Developments: (Projects Introduced in 2007)***

### **Construction Completed:**

- Electric Solutions  
Electric manufacturing company  
1625 Eastgate Parkway  
8,000 sq ft

### **Construction In Progress:**

- Canini & Pelecchia  
Office  
1255 Beecher Crossing North  
9,788 sq ft
- Primrose School  
Educational child care facility  
1101 E. Johnstown Road  
10,640 sq ft
- Shred-It  
Document destruction company  
1370 Research Road  
13,300 sq ft
- VanHuffel  
Mixed-used, includes dental office  
960 N. Hamilton Road  
13,841 sq ft

### **Development Approved, Construction Pending:**

- Kroger Market Place Fuel Center  
Fuel center  
300 S. Hamilton Road  
112 sq ft
- R&K Investments  
Office/Warehouse, manufacturing  
675-681 Cross Pointe Road  
12,000 sq ft  
(36,000 addtl sq ft in later phases)
- Creative Housing  
Housing for people with disabilities  
1241 N. Hamilton Road  
10,100 sq ft

### **Approval Pending:**

- Whits Frozen Custard  
Frozen custard vendor  
121 S. Stygler Road  
1,280 sq ft.

*Planning Commission approves all new developments in the City of Gahanna.*

## Accomplishments

### Revised Fee Schedule

A new unified development fee schedule was implemented on August 1, 2007 encompassing Building, Zoning and Business and Incentive Fees. Previously fees were included in ordinance text, often utilizing confusing formulas that were difficult to apply and some fees had not been updated for over three decades. The new fee schedule consolidates all potential fees into one document that is annually approved by City Council.

The streamlined fee schedule clarifies and simplifies potential fees, ensures equal application and recuperates expended administrative costs. The updated fees are expected to generate additional revenues to offset the cost to provide services.



### Development Brochures

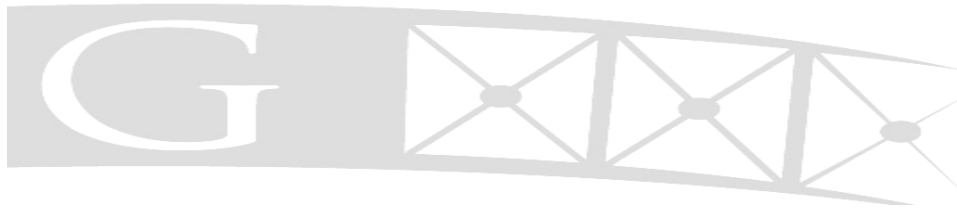
Two brochures were created to help persons navigate the potentially overwhelming building and remodeling process. Both the single-family home and commercial, manufacturing and multifamily construction guides highlight applicable fees and required documents, applications and inspections and provide necessary contact information.

Brochures were mailed with contractor renewal letters and are readily available online and in the office.

### Contractor Renewal Letters

Chapter 13 of the Gahanna Codified Ordinance requires all persons, partnership, corporation, contractor or business organization performing HVAC, electrical, plumbing, remodeling work, sign or fence erection be a registered City contractor for each phase of the work. Contractor registration must be renewed annually.

In 2007, the Building and Zoning Division adopted an automatic contractor license renewal system where contractors previously licensed with the City were mailed renewal notices. Over 360 contractors were licensed with the City. Issuing registration reminders is designed to keep contractors operating lawfully and ensure home and business owners protect their financial investment by working with licensed and insured contractors.



# *building*

## **Construction:**

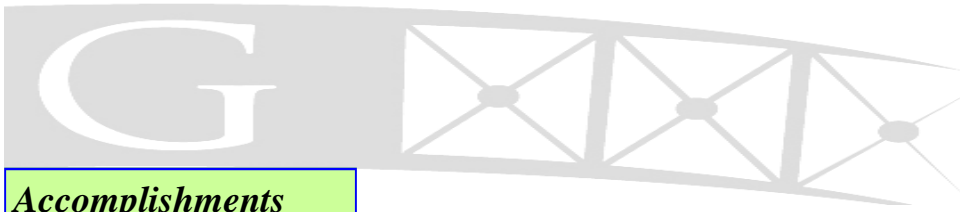
In 2007, 226 residential and 88 commercial permits were issued by the Building and Zoning Division representing a substantial increase over the 2006 totals, 35 and 65 respectively. The 314 total projects are separated by alteration and new build status below.

Residential permits generated \$92,444.17 and commercial permits raised \$216,189.12. In addition to more projects being approved by Planning Commission in 2007 than the previous year, their cumulative value was significantly more, \$55.3 M compared to \$46.4 M.

Total Estimated Costs for Building in 2007			Total Number of Building Projects in 2007		
<b>Alterations</b>			<b>Alterations</b>		
Commercial	13,161,373.00		Commercial	69	
Residential	2,769,686.47		Residential	188	
<i>Total</i>	<i>15,931,059.47</i>		<i>Total</i>	<i>257</i>	
<b>New Builds</b>			<b>New Builds</b>		
Commercial	29,830,100.00		Commercial	24	
Residential	9,524,787.00		Residential	33	
<i>Total</i>	<i>39,354,887.00</i>		<i>Total</i>	<i>57</i>	
<b>Total</b>	<b>55,285,946.47</b>		<b>Total</b>	<b>314</b>	

## **Inspections:**

The Building and Zoning Division conducted 1,865 building and 887 electrical inspections in 2007. The majority (889) of building inspections were conducted by the City Building and Heating Inspector Michael Frey. The remaining 976 building inspections were performed by three subcontractors. All electrical inspections were conducted by subcontractor William Conroy, II.



# *zoning*

## **Accomplishments**

### **Code Updates:**

**T**he entire zoning code was revised in 2007, with special emphasis on Chapter 1165 Signs, Chapter 1171 Fences, Chapter 1151 Planned Districts, Chapter 1152 Overlay Districts, and Chapter 1153 General Commercial Districts.

Additionally, a new zoning fee schedule was implemented on August 1, 2007. Previously fees were included in ordinance text, determined by confusing formulas and not regularly applied or updated. The fee schedule consolidates all potential fees into one document that is annually approved by Planning Commission. The updated fees are expected to generate additional revenues to offset the cost to provide services.

Kreines & Kreines, a California-based firm was hired by the City to help prepare a wireless-service-facility ordinance and review existing leases and one proposed lease. Proposed ordinance language is expected to be presented to City Council in early 2008. The code will address the installation of cellular towers to fiber installation locations.

### **Removal of Derelict Properties:**



#### **Private Residence—158 Douglas Avenue**

**F**ollowing four years of outstanding exterior code violations and a Notice of Violation Orders, demolition orders were issued. On January 18, 2007 the vacant home was demolished. The vacant lot has ongoing City surveillance to ensure code compliance.

#### **Craft Steel—960 Bricklawn Avenue**

**F**ollowing a complaint about illegal dumping occurring on the property, the City discovered large amounts of debris and unstable structures. In response, the City issued multiple notice to repair orders. After several deadlines passed and no repairs were made all the structures were demolished in May 2007. The entire site has since been cleared.

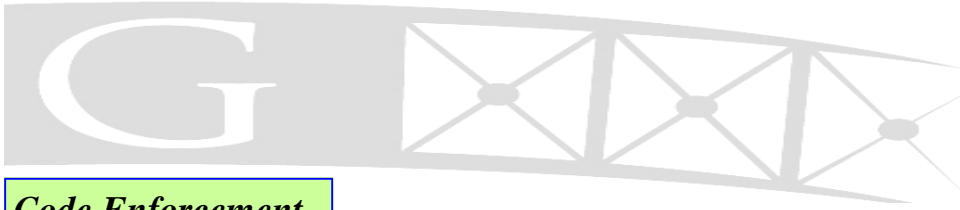


### **Restricted Institutional Development (RID) Rezoning:**

**T**he Restricted Institutional District zoning code was passed in 2002, and it affects schools, churches, and government offices. Pre-RID, all of these institutions were located in residential zoning districts, and while some had conditional uses, some did not, allowing for only residential standards to be applied when one wanted to develop/redevelop. The RID provides a set of development standards to protect both the institution and its neighbors by requiring a final development plan, certificated of appropriateness, and providing greater setbacks than required for residential zoning. Twelve (12) sites were rezoned RID in 2007.

12

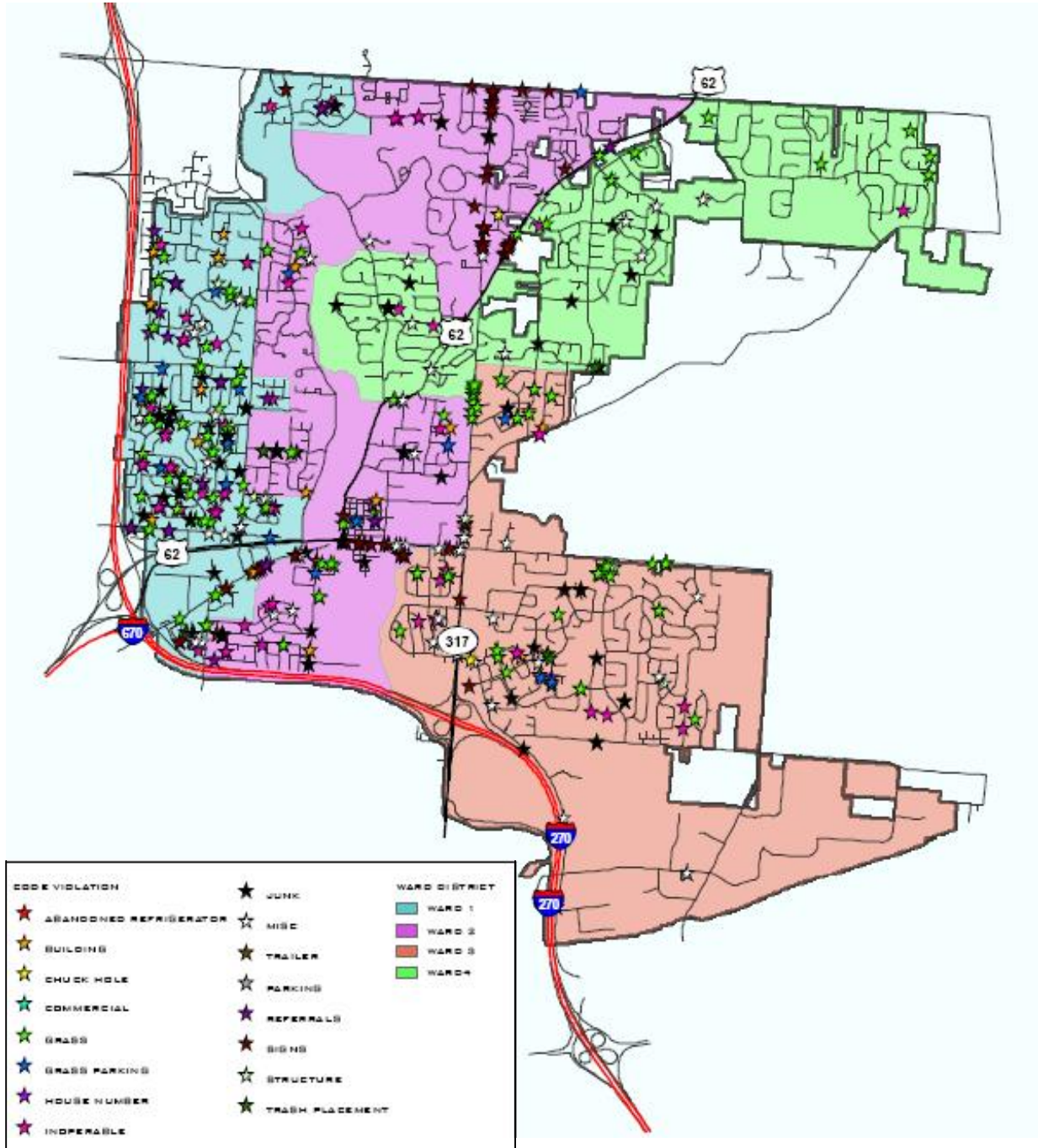


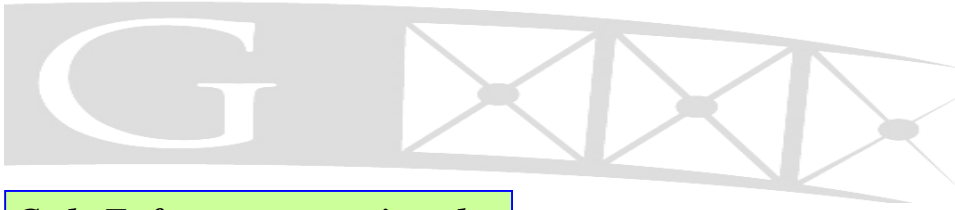


# zoning

## Code Enforcement

For 2007, Code Enforcement processed a total of **1,147 code enforcement cases**, a decrease of almost ten percent from 2006. Code violations are tracked using Geographic Information System (GIS) mapping allowing the Code Enforcement Officer to identify violation trends, maintain historical data and project future enforcement needs.





# ***zoning***

## ***Code Enforcement continued***

**T**he Code Enforcement Officer enforces City ordinances in each of the City's four wards. In 2007, the most commonly reported complaints and violations were Grass and Weeds over 8" (212), Accumulation of Junk, Trash and Debris (94), Inoperable Vehicle (89) and Parking on the Grass (58).

Special attention should be given to sign code violations. Code Enforcement processed 49 sign code complaints resulting in 45 sign code violations. The addition of a part time Code Enforcement Assistant in September enabled Code Enforcement to aggressively enforce the sign code with respect to prohibited signs. For 2007, Code Enforcement relocated or confiscated 2,424 prohibited signs.

During the election season, the Building and Zoning Division made efforts to educate political candidates and campaigns as to the sign code requirements. In view of recent changes to sign code, a policy of storing political signs confiscated from prohibited locations at City Hall to allow the candidates/campaigns to retrieve them was instituted. These measures paid off in that very few political signs had to be moved or confiscated, most signs were promptly removed after the election and the department received relatively few complaints and questions.

## ***Applications:***

APPLICATION TYPE	SUBMITTED	APPROVED	WITHDRAWN	DENIED	PENDING	REVENUE
COA - Design Review	34	32	1	0	1	\$2,293
COA - Signage	56	55	1	0	0	\$1,478
Conditional Use	10	9	0	0	1	\$750
Exemption	3	3	0	0	0	\$0
Final Development	10	9	0	0	1	\$3,275
Final Plat	3	3	0	0	0	\$650
Flood Plain Use	2	2	0	0	0	\$100
Home Occupation	4	4	0	0	0	\$150
Preliminary Plat	0	0	0	0	0	\$0
Subdivision W/O Plat	7	7	0	0	0	\$455
Trash/Receptacle	1	1	0	0	0	\$0
Variance	17	10	4	2	1	\$2,250
<b>Total</b>	<b>147</b>	<b>135</b>	<b>6</b>	<b>2</b>	<b>4</b>	<b>\$11,401</b>

**I**t is important to note that the number of approved variances continues to decrease. Variances are required when a change to physical property is requested and is not already permitted within the code for the given zoning dedication.

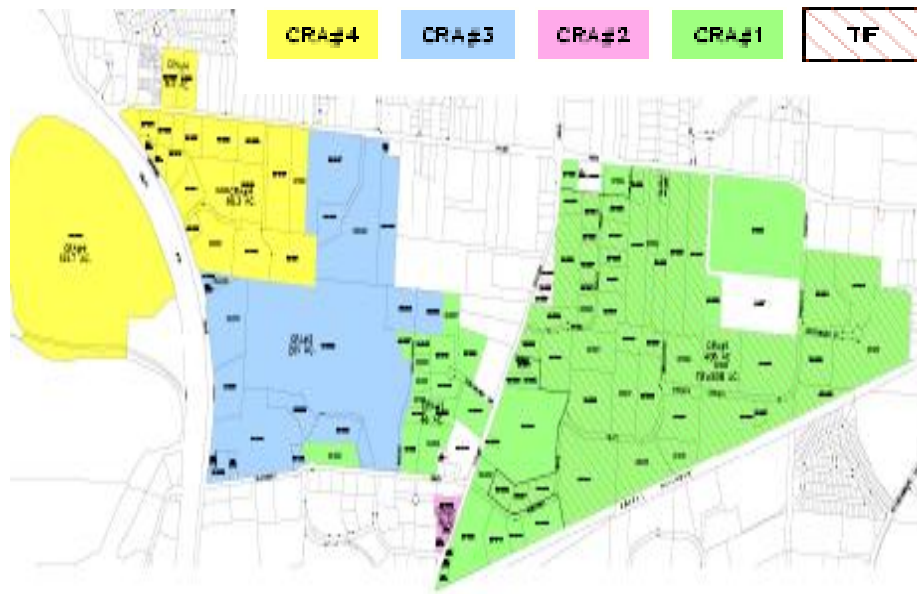
Reduction of variance approvals has been a priority for the department since 1999 when a record 46 variance applications were approved. Compared to 2006, variance application approvals have decreased by 6 or 38 percent.

# G *departmental programs*

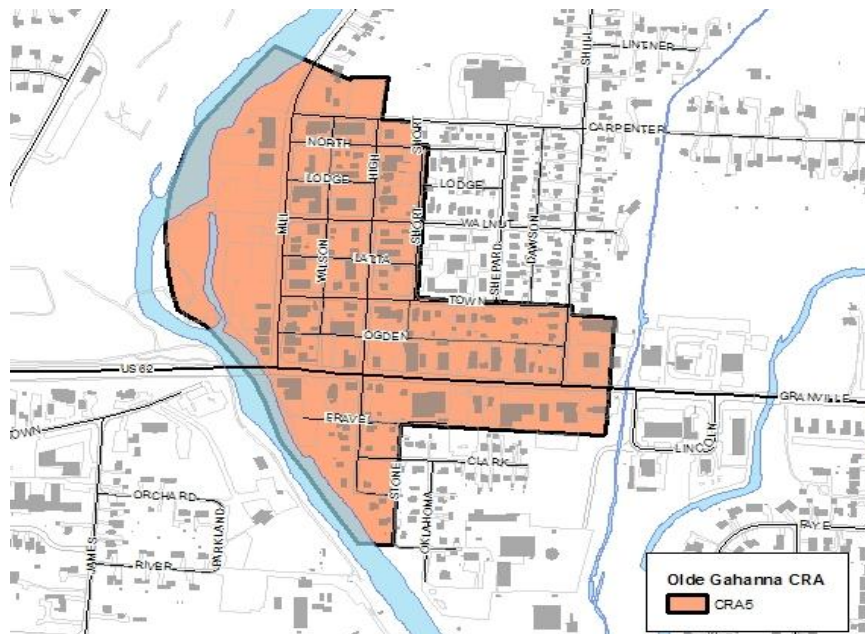
## ***Community Reinvestment Areas (CRA)***

**T**he City of Gahanna has five Community Reinvestment Area programs: four in the City's Industrial District and one in Olde Gahanna. The CRA program offers real property tax abatement to new or expanding facilities. The term and percentage of tax abatements is based on project investment, the number of jobs created/retained and annual income tax for the City.

### **Industrial District: (CRA 1-4)**



### **Olde Gahanna District: (CRA 5)**







# departmental programs

## Community Reinvestment Areas (CRA) continued

The following is a brief summary regarding the status of the 2007 CRA Program:

- There are 144 abated properties
- \$1,074,078 in net revenue generated for the City
- Between 2,304 and 2,309 jobs were created in City of Gahanna, which accounts for 53 percent of the total number of jobs in the CRA Program
- 84.7 percent of the properties in the CRA are occupied
- \$1,061,736 in income tax was reimbursed to Gahanna-Jefferson Public Schools pursuant to the City's Comprehensive School Compensator agreement.

### CRA 2007 Summary



	Abated Properties	Total Project Investment	Total Reinvestment Subject to Exemption	Total Savings Due to Abatement	Number of Jobs Created	Full Time Employees in 2006	Part Time Employees in 2006	Total Number of Employees in 2006
CRA #1	112	\$70,923,364	\$51,965,100	\$1,369,205	1,190	1,855	105	1,960
CRA #2	2	\$3,547,759	\$2,383,600	\$70,583	102	134	7	141
CRA #4	19	\$72,135,841	\$58,749,215	\$1,790,221	822	2,153	62	2,215
CRA #5	11	\$7,085,929	\$5,969,900	\$161,309	175-180	162	52	214
<b>Total</b>	<b>144</b>	<b>\$153,692,893</b>	<b>\$119,067,815</b>	<b>\$3,391,318</b>	<b>2,304-2,309</b>	<b>4,304</b>	<b>226</b>	<b>4,530</b>

*No properties in CRA 3 receive a tax abatement because previous agreements between the City and property owners have expired.*

# *departmental programs*

## **Brownfield Program**



The City of Gahanna has prioritized the cleanup and redevelopment of brownfield sites within its boundaries to stimulate economic investment and eliminate potential health hazards. Gahanna, although a small community, has a high number of brownfields, has aggressively begun to tackle these challenging sites through environmental assessments, grant funding and public-private partnerships.

Seven properties underwent various environmental assessments in 2007.

### **Phase II**

- 72 W. Johnstonwn Road
- 465 Johnstown Road
- 1024 Enterprise Drive
- 1161 Claycraft Road

### **Demolition Oversight**

- 960 Bricklawn Avenue

### **Concrete Structure Assessment**

- 950 Claycraft Road

### **Soils Assessment**

- 815 E. Johnstown Road

### **Grant Applications:**

The Department of Planning and Development applied for three major 2008 U.S. Environmental Protection Agency (EPA) grants to continue its remediation and redevelopment efforts.

- U.S. EPA Brownfields Revolving Loan Fund Grant  
\$1 Million
- U.S. EPA Brownfields Community-Wide Hazardous Substances Grant  
\$200,000
- U.S. EPA Brownfields Community-Wide Petroleum Assessment Grant  
\$200,000

Each application was coordinated with environmental consultant Hull & Associates and required significant public support. Letters of support were submitted by almost twenty public officials, major corporations and environmental agencies including U.S. Senator George Voinovich, U.S. Representative Patrick Tiberi and MORPC.

The U.S. EPA is expected to select the grant recipients in early 2008.

Gahanna has a strong record in securing funding for its brownfield programs. Previously received grants include:

- U.S. EPA Brownfields Assessment—  
2004 and 2005  
\$200,000
- Clean Ohio Redevelopment Fund— 2005  
\$3 Million
- Franklin County Commissioners—2005  
\$150,000

# *departmental programs*

## ***Business Retention and Expansion***

**I**n a continued effort to assist new and existing businesses in the community, the City of Gahanna maintains membership in several Business, Retention and Expansion (BR&E) organizations such as the Mid-Ohio Development Exchange (MODE) and the Columbus Chamber of Commerce.

Through these organizations and a variety of databases, the Department of Planning and Development is able to assist new businesses in locating to Gahanna, while helping our existing businesses retain, recruit and expand their operations. Our BR&E databases include ExecutivePulse, SalesLogix, Xceligent and CoStar.

### **Mid Ohio Development Exchange**

The organization is comprised of community and business leaders throughout Central Ohio and is committed to fostering economic growth in the region.

Through the City's membership with MODE, Gahanna receives State and Columbus Chamber of Commerce leads. Leads included information on businesses interested in locating in Gahanna or Central Ohio for the first time. The City also receives access to several internet programs that manage daily BR&E efforts.

For 2007, BR&E received 65 leads. From these leads, Gahanna secured 10 locates and 542 jobs located to Gahanna with a payroll valued at \$16,572,499. These businesses with their corresponding payroll include:

- |                         |                            |
|-------------------------|----------------------------|
| • Titan Electric        | • Odyssey HealthCare       |
| • Hexion                | • 104.9 WCVO The River     |
| • Shred-It              | • ASKM Oncology            |
| • Roslovic Construction | • Electric Solutions, Inc. |
| • Vector Security       | • KMH Lease Company        |

BR&E was also able to retain 647 jobs in the City with a payroll valued at \$26,052,333. Retained businesses include:

- |                      |                     |
|----------------------|---------------------|
| • Kahiki Foods, Inc. | • Intechra          |
| • Alloy Polymers     | • MedAssist         |
| • Mid State Sales    | • NAI Ohio Equities |

However, since major employers Alliance Data Systems, Eagle Brand Foods, Alliance Shippers and a few small retailers relocated from Gahanna in 2007, the City endured a loss of approximately 650 jobs. Total net loss is 108 jobs.

# *partner programs*

## ***Community Improvement Corporation***

**T**he Gahanna Community Improvement Corporation (CIC) is a board made up of business leaders and residents of the community who are committed to advancing, encouraging, and promoting the industrial, economic, commercial and civic development of Gahanna. The CIC represents and financially supports the Olde Gahanna Community Partnership (OGCP), Gahanna Events, Inc (GEI), Gahanna Convention and Visitors Bureau (CVB) and Gahanna Historical Society through the City's lodging tax.

In 2007 the bed-tax generated \$461,478.17, an increase of almost ten percent from 2006, allowing the CIC to award \$120,167 in Tourism Development Grant funds to four entities:

• Gahanna Events Inc	\$96,000
• Gahanna Historical Society	\$10,667
• Olde Gahanna	
Community Partnership	\$8,500
• Gahanna Lincoln High School	\$5,000

SID Specialists, LLC have been contracted for \$58,000 by the CIC to determine if a Special Improvement District (SID) program is feasible in Olde Gahanna. Chapter 1710.02 in the Ohio Revised Code permits the establishment of SIDs by a petition of property owners within the proposed district for the purpose of developing and implementing plans for public improvements and public services that benefit the district. SID Specialists is directed by Cleve Ricksecker, project director of the Capital Crossroads SID in downtown Columbus and one of the originators of the Short North SID.

The Gahanna-Lincoln High School grant improved existing and built new athletic facilities. The new tournament eligible facilities will help attract visitors to the City.

## ***New Home***



**I**n November, the CIC leased commercial office space in Olde Gahanna at 181 Granville Street and announced it will sublet space to the Gahanna Area Chamber of Commerce, CVB and Gahanna Events. The organizations will co-locate to increase collaboration, consolidate resources and expand work space. All three organizations are expected to relocate in February 2008.

# G partner programs

## **Gahanna Events, Inc.**

**H**osting unique special events are integral to Gahanna's ability to attract and retain residents and businesses. Annual events promote community interaction, culture and development appeal.

Formed in 1999, Gahanna Events, Inc. (GEI) is the major cultural arts and events organization serving the Gahanna area community. GEI is a registered 501c4 non-profit organization and produces two major annual events: ***Creekside Blues and Jazz Festival*** and ***Holiday Lights! Parade and Festival***.



**T**he ninth annual ***Creekside Blues and Jazz Festival*** took place June 20 thru 22, 2007 and welcomed over 50,000 attendees to enjoy three entertainment stages, 42 musical acts and 45 food and craft vendors. Over 600 volunteer hours were logged.

The Gahanna Chamber of Commerce sponsored the ever-popular Business Expo Saturday afternoon for member businesses to display their wares. Almost 30 Chamber members participated.

Overall, the festival generated 3,486,158 local and regional print impressions and 15 stories on local television channels with 943,410 total viewers.



***Holiday Lights! Parade and Festival*** delighted over 35,000 guests in Olde Gahanna on November 24, 2007. For the first-time *Storytime Character Breakfast* was held in the Olde Gahanna Sanctuary and entertained almost 600 children and adults.

The evening parade featured 75 entries including 18 professional floats and two high school bands.

Volunteers logged 500 hours of service.



## Awards

### *Best Places to Live*



The nation's largest personal finance magazine, MONEY Magazine, recognized Gahanna as one of the ***Best Places to Live*** for 2007. Gahanna was rated number 96 on a list of 100 communities with a population between 7,500 and 50,000. The process started with an initial list of 2,876 cities. Money touted Gahanna's diversity, affordable housing and the City's effort to revitalize its downtown with the Creekside redevelopment.



CDFA Board Member Joe Branca (left) and Board President Frances Walton (far right) presents Gahanna Mayor Rebecca Stinchcomb and Development Director Sadicka White with 2007 Practitioner's Showcase: Best TIF Program award.

### *Practitioner's Showcase Award*

The Council of Development Finance Agencies (CDFA) awarded Gahanna the ***Practitioner's Showcase Award*** for having the nation's Best Tax-Increment Financing Program. Gahanna beat out three major cities for the designation including Washington, D.C., Kansas City and San Antonio. Following a 20 minute presentation to nearly 200 CDFA conference attendees, Gahanna was selected the winner by a live audience vote.

## Presentations

### **Ohio Planning Conference (OPC) Columbus, OH. September 19-21, 2007**

William Murdock, Deputy Director, presented *Brownfields in the Suburbs? Prevention, Cleanup and Redevelopment in Gahanna* as part of the conference's Law and Real Estate continuing education series. William suggested strategies on how to remediate and redevelop brownfield and abandoned sites in order to stimulate economic growth. The recently remediated Bedford I Landfill site served as the case study.

### **Kentucky League of Cities (KLC) Convention. Covington, KY. October 10-12, 2007**

Sadicka White, Director and Mo Dion, President, The Stonehenge Company, Inc., co-presented *Tax Increment Financing: New Tools for Community Revitalization*. The presentation focused on the public-private partnership between the two entities that made the Creekside Gahanna project possible.

# G *recognition*

## *Distinction*

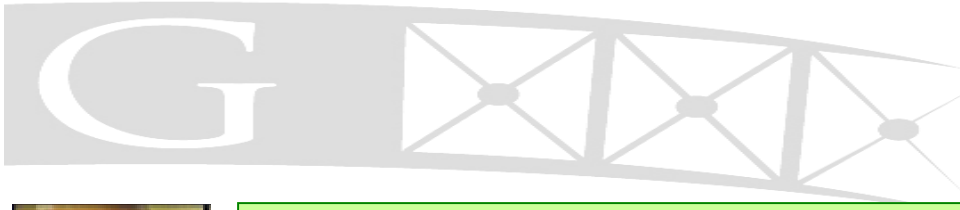
### *Parade of Homes Host*



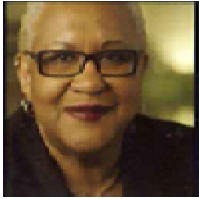
The City of Gahanna was chosen as the host site for the **2008 Parade of Homes** by the Building Industry Association (BIA) of Central Ohio. The Parade of Homes is an annual showcase of homebuilders in the local area. BIA has tapped Manor Homes to develop up to 18 lots next year at Village of Hannah Farms. Other participating homebuilders include: Fischer Homes, Key Homes, M/I Homes, Inc, New England Homes, OS Homes, Trinity Homebuilders and Tuckerman Home Group, Inc. The site is located off Clark State and Reynoldsburg New Albany Road and will provide 60 building lots situated on 40-acres recently annexed to Gahanna.

The Village of Hannah Farms is billed as a destination community complete with a landscaped entrance, spacious lot sizes and roughly 14-acres of wooded reserves, wetlands and open space. An adjoining 27-acres of recreation space, Hannah Farms Park, will include walking trails, meeting space, a fishing pond, playground, courts and play fields. The \$2.5 million newly designed park is part of the TIF that was employed to support infrastructure for the area.





## *staff*



**Sadicka White**, Director of Planning & Development, has been with the City for almost 11 years but has dedicated over 25 years to the public sector. Prior to her tenure in Gahanna she spent 7 years as the Assistant City Manager in Worthington and was employed by the City of Lima as a City Planner and Public Works Director. Sadicka holds a BA from Ohio Northern and a Masters in Administration from the University of Dayton. Sadicka is also certified as an Economic Development Finance Professional.

**William Murdock** is in his third year as Deputy Director of Planning & Development and 9<sup>th</sup> year overall with the City. He has achieved professional designation from the American Institute of Certified Planners. A graduate of The Ohio State University, William has an M.C.R.P. (City & Regional Planning), an M.S. in Parks, Recreation, & Tourism Administration, a B.S. in Economics, and a B.A. in Political Science.



**Ken Fultz**, Chief Building Official, holds a degree in Architectural Engineering from Penn State. Ken also studied engineering and architectural design, town planning and medieval architecture at the Universities of York and Leeds. While Ken has been in his current position for over a year, Ken has worked under contract with the City for nearly 18 years. Additionally, Ken worked as consulting engineer for 28 years and in various capacities with the City of Whitehall for 12 years.

**Michael Frey**, Building and Heating Inspector, joined the City in 2006. Mike is a graduate of the Belmont County Joint Vocational School and is certified as a Building and Heating Inspector by ICC and the State of Ohio. Mike has 25 years of commercial and residential construction experience.



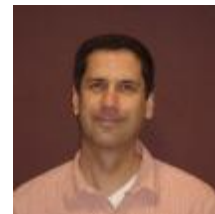
**Bonnie Gard** is in her ninth year as Planning and Zoning Administrator and 13<sup>th</sup> with the City of Gahanna. Bonnie is a graduate of The Ohio State University with a BA in Classical Humanities. Following graduation Bonnie worked for 15 years in the retail industry in Florida.

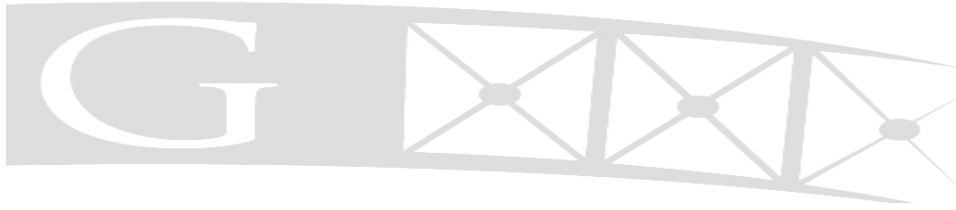
**Brian Reynolds** is the City of Gahanna's Code Enforcement Officer. His duties include addressing code violations complaints for the City of Gahanna. Brian has been with the City for seven years. Brian holds a B.A. in Criminology from The Ohio State University.



**Robert Angell** is the City's part-time Code Enforcement Assistant. A former Assistant Attorney General for the State of Ohio, Bob continues to practice law privately with his son in Westerville. Bob holds bachelor's and master's degrees from Ohio State University and earned his law degree with honors from Capital University.

**Matt Huffman**, Environmental and Community Planner, is in his third year with the City. While completing his Masters in City and Regional Planning from The Ohio State University, he interned with Community Housing Network. Upon graduation he worked with the City of Dublin. Matt is the City's representative for the Gahanna Convention and Visitors Bureau and the Olde Gahanna Community Partnership executive boards. Matt holds professional designation from the American Institute of Certified Planners





## staff

**Fredena Williams**, Building and Zoning Secretary, is a graduate of Oklahoma Christian University with a degree in Business Administration. Prior to joining the Gahanna family in 2004, Fredena worked as a Benefits Administrator for Anthem Blue Cross and Blue Shield for fourteen years and as a Preschool Teacher at Genessee Avenue Daycare for four years.



**Jeannette Hines** is in her second year as a Building and Zoning Assistant Secretary. Following graduation, Jeanette worked for J.C. Penney's for 23 years at their Manchester, CT and Forth Worth, TX locations. Retired for two years, Jeanette volunteered at Mt. Carmel East and the Women's Center before returning to the workforce.

**Birgit Hixon**, Building and Zoning Assistant Secretary, previously worked as a Pharmacy Technician in Germany. Upon moving to the states, Birgit entered the banking field as a Teller and Teller Supervisor at Wesbanco and then Kemba Cu. Birgit has been with the City of Gahanna since 2006.



**Bethany Miller**, Assistant to the Director, graduated with her Masters in City and Regional Planning from The Ohio State University in 2007. Prior to joining the City full-time, Bethany served as a department intern and coordinated the department's business retention and expansion efforts.

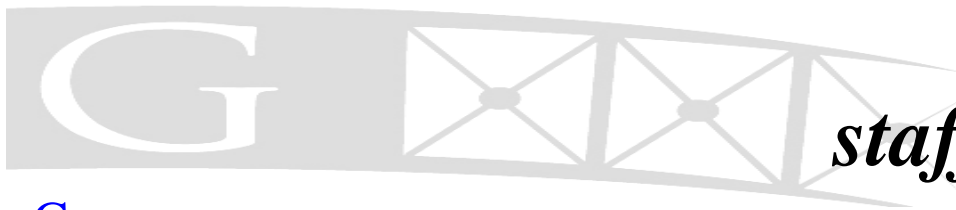
**Jared Powell** is a graduate student at The Ohio State University, pursuing a Masters Degree in City and Regional Planning and Public Policy. Jared graduated from American University with a degree in Public Communications and a minor in Political Science in 2001. After graduation, Jared worked at the White House, Smithsonian Institution, and John F. Kennedy Center for the Performing Arts in various capacities.



**Rickie Yeager** is a graduate student at The Ohio State University, pursuing a Master's Degree in City and Regional Planning and Geography. Since starting graduate school in the fall of 2006, Rickie has coauthored a *Community Plan for Eastern Harrison County, Mississippi* and a sustainability plan for the City of Worthington, Ohio. Previously, Rickie was a policy analyst for the Mississippi Smart Growth Project. Rickie holds a B.A. in Geography from OSU.

**Claire Jennings**, is a graduate student at The Ohio State University, pursuing a Masters Degree in City and Regional Planning. Claire holds a B.A. in Political Science from Indiana University.





# *staff training*

Continuing education is critical to the ongoing success of the Planning and Development Department. Additional professional training allows staff members to learn about disciplinary trends and innovations, network with peers, provide greater customer service and promote the community to a large audience. The Department proudly invests in its staff members understanding that professional growth broadens the talent and resources available to Gahanna citizens.

While many staff members seek out professional development opportunities independently, the City sponsored the below certifications and conference attendance.

## *Certifications:*

- **American Institute of Certified Planners (AICP):**  
William Murdock and Matthew Huffman
- **Masters, City and Regional Planning:**  
Bethany Miller
- **Notary Public Certification:**  
William Murdock and Fredena Williams

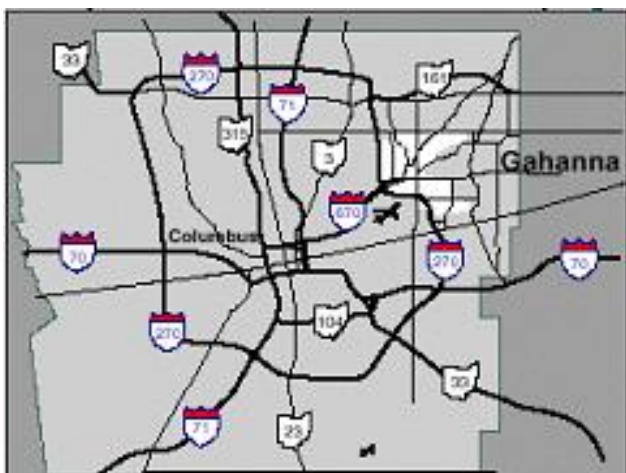
## *Training:*

- **Sungard:** All permanent staff
- **Diversity:** All staff
- **GIS:** Matthew Huffman

## *Conferences:*

- **Ohio Planning Conference (OPC):** Columbus, OH  
William Murdock and Mathew Huffman
- **Kentucky League of Cities (KLC):** Covington, KY  
Sadicka White and Bethany Miller
- **American Planning Association Conference (APA):** Philadelphia, PA  
Bonnie Gard and Matthew Huffman
- **Mid Ohio Regional Planning Summit (MORPC):** Columbus, OH  
Sadicka White, William Murdock  
and Matthew Huffman
- **Ohio Economic Development Association Annual Summit:** Columbus, OH  
Matthew Huffman
- **Green Building Expo:** Columbus, OH  
Matthew Huffman
- **Greening the Heartland Conference** Madison, WI  
William Murdock

# G *community profile*



## **Transportation Network:**

- Adjacent to Port Columbus Intl. Airport
- 15 minutes from Rickenbacker Int. Airport
- Serviced by five major roadways:  
I-270, I-70, I-670, I-71 and US 62
- Conrail and CSX railways

## **Population Demographics:**

- **Population**
  - U.S. Census (2000) 32,636
  - MORPC (2007) 34,170
- **Nationality**
  - White 86.5 %
  - Black 8.1 %
  - Asian 3.3 %
  - Hispanic 1.3 %
  - Other 0.8 %
- **Education (25 yrs+):**
  - High School + 93.5 %
  - Bachelors Degree + 40.4 %
  - Graduate/Prof/ 11.4 %
- **Income (avg):** \$66,031
- **Age**
  - Average 36.5
  - 18 + 71.1 %
  - 65 + 8.7 %

## **Geographic Location:**

Distance to major cities:

- Columbus 12 minutes
- Cincinnati 1.5 hours
- Cleveland 2.5 hours
- Indianapolis 3 hours
- Pittsburgh 3 hours
- Chicago 5.5 hours

## **Households:**

- Housing Units: 12,390
- Households: 11,990
  - Persons per H.H. 2.7 persons
  - Families per H.H. 74.5 %
- Home Value (avg): \$144,900
- Homeownership Rate: 77.7 %

## **Business Incentives:**

- Tax Increment Financing
- Tax Abatements
- Community Reinvestment Areas
- Office and Industrial Rebate
- Community Enterprise Zone
- Environmental Assessment and Remediation Assistance
- Revolving Loan Fund Grants

## **Education Facilities:**

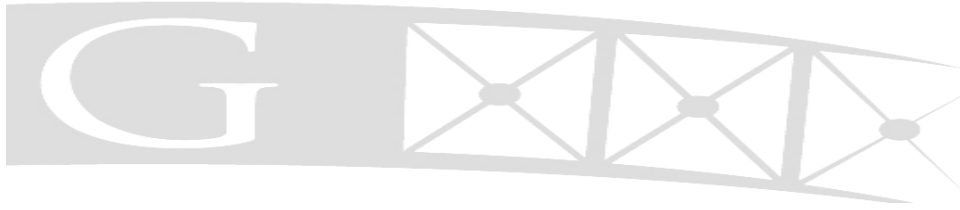
- Gahanna-Jefferson School District
  - 7 elementary schools
  - 3 middle schools
  - 1 high school
- Private schools include:
  - Columbus Academy
  - Evangel Christian Academy
  - St. Matthews

## **Utilities:**

- American Electric and Power (AEP)
- Columbia Gas
- City of Columbus water and sewer
- High-speed fiber optic computer network and wireless services

## **Taxation:**

- Municipal Income Tax 1.5 %
- Sales and Use Tax 6.75 %
- Lodging Tax 6 %
- Personal Property Tax \$102.69/ 26



***contact***

**For more information, please contact:**

**City of Gahanna**

Department of Planning and Development  
200 South Hamilton Road  
Gahanna, OH 43230

614-342-4015 phone  
614-342-4115 fax

[www.Gahanna.Gov/Development](http://www.Gahanna.Gov/Development)